BYRON PRICE
1314 QUADRA STREET

TRADE IN!

TRADE IN!

TRADE IN!

YOUR PRESENT HOUSE FOR A BEAUTIFUL NEW HOME

Eliminate the Worries

Inconvenience and uncertainties of selling your present home and buying another.

Is Your Home
- Too small?
- Too large?
- Too old?
- In the wrong district?
- Lacking conveniences and comforts?

Has Your Home
- Adequate wiring?
- Adequate day lighting?
- Adequate night lighting?
- Adequate insulation?
- Adequate heating?

Here is the answer to your problems:

A NEW "PERSONALIZED" VICKERY HOME

"Personalized" for you by Victoria's Greatest Real Estate Construction Services.

BUYING A NEW HOME HAS NEVER BEEN EASIER—

Use your imagination—tell us what you really want—then let us help you. You are under absolutely no obligation—phone one of our young men—talk it over with him in your present home. Then let him show you what he can do for you.

CONFIDENTIAL HUSBANDS ONLY

As head of the family a house is of far greater importance to you than just a home—its one of the most important investments you will ever make. In many cases houses are located in districts that are depreciating or will depreciate greatly. This is a result that is unavoidable in many instances because every house and district just gets older. Examples of this are in every area of Victoria. Then there are the new district developments where homes are very difficult to sell. This may be the result of many things—lack of housing controls, bad services, poor districts, etc. To buy a home in these areas, generally speaking, is not a good investment. We believe, and we think it is born out by the various planning agency surveys that the Gordon Head area is the area that will appreciate most in value—and especially in the areas to be sewered. May we talk this important problem over with you? You are under no obligation—just phone EV 5-2458 now and one of our young men will come over to your home. He will see you at your convenience and give you the most complete service available in Victoria.

TO REAL ESTATE SALESMEN:

We require additional salesmen Office space and desks. See Mr. A. Vizard by appointment.

BYRON PRICE

1314 Quadra Street
Phone EV 5-8704

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"FARM"

Cowichan Bay Rd. 70 acres former dairy farm. Fine productive land. Spring water. House with electric kitchen stove. O-O-M heat. Quick sale desired here. Price with terms $25,000
Please phone H. BITTERMAN EV 5-6741.

"ADDRESS OF DISTINCTION"

For the man of letters who wants an address in keeping with his profession we recommend this gracious family home on PEMBERTON ROAD. Unexpected transfer of government employee owner who has just completed building this stately semi-bungalow intended as his permanent residence makes immediate sale imperative. Full particulars from DON BACON, S.r.,5-6741 or EV 4-0237. Price -- ---- $22,900

"WATERFRONT" "PRIVATE WHARF"

Lovely side-by-side duplex overlooking beautiful Brentwood Bay. Standing amidst tall trees, a real large living room with picture window and brick fireplace, also dining room, modern kitchen wired for range. Twin-size bedroom in each suite. Oil heat and double carport. House can also be used as a one-family home with several bedrooms. Anchorage. Full price with some terms $18,900
Call HARRY HORSON, EV 5-6741 anytime.

"ESQUIMALT" "SEA VIEW

Charming 8-year-old white stucco bungalow in a beautiful setting. 2 bedrooms, dressing rooms, 4-pce Pembroke bath, 16x21 living room with tile fireplace; 10x12 dining room. Philippine mahogany cupboards; French doors leading out to patio; large electric kit and nook; utility room with extra plumbing. This property is one acre. Frontage can be sold for duplex. Phone now while it lasts. DORIS ADAMS, EV 5-6741 or GR 8-3294. Price $17,950

"GARDEN LOVERS"

Enchanting home and garden with seclusion, refinement and charm. Three bedrooms, living room, dining room, electric cabinet kitchen and utility all on one floor. Double garage. Oil hot-water heating. Basement. Nearly two acres, landscaped lawns, fruit trees, shrubs, flowers and rock gardens. With terms. Full price $16,990
Call ERIC A. MACFADYEN, EV 5-6741. Exclusive listing.

"PANORAMIC VIEW"

A wonderful view of Juan de Fuca can be yours in this immaculate 3-bedrm home. Featuring electric cabinet kitchen, family sized dining room, O-O-M hot water heating. In addition a self contained suite in the basement rents for $75. Full price, TERMS $18,500

ANOTHER "PORTAGE INLET"

This lovely home has two bedrooms, electric cabinet kitchen. The living room and dining room have arched entrances. In addition the basement has a rumpus room that you must see. Full price $12,600
TERMS
Ph. EV 4-8999, WILF ADAMS, anytime. EV 5-6741

"SECLUSION"

Parklike approach to this "Gentleman's Estate" of 2 ACRES with a private orchard. Winding driveway leads to a lovely 5-room home. Living room with fireplace, good family dining room, convenient kitchen, 2 bedrooms and an extra room in a most remarkable basement. Oil heating. 2 garages. Located in one of the nicer districts of Victoria. Full price $16,500
With $6,000 down. Exclusive with HARRY HOBSON, EV 5-6741.

"DRIVE BY AND THEN CALL ME"

Attractively landscaped, 1,250 sq. ft. 3-bedroom family home. Large living room with fireplace and electric cabinet kitchen of generous size. Immediate possession. 4-piece bath with vanity. Oil-O-Matic furnace. Drive-in garage. Only 3 years old. Mortgage $9,000 at 5%. See 1540 DERBY ROAD. Price $13,200
Open to offers and reasonable terms. Call SID LANGHELT, EV 5-6741 or eves. GR 7-6098.

This beautifully landscaped N.H.A. rancher home, covered with hand-split shake roof over 80 feet long, is set well back on 2½ acres with a backdrop of tall trees. Here is suburban seclusion with all the modern comforts—yet the city is only 4 miles away. Frontage is 233 feet. Drive in to 4110 Shelbourne St. and see this lovely home with acreage, priced at only $16,500
Open to offers and reasonable terms. Call SID LANGHELT, EV 5-6741 or eves. GR 7-6098.

"PARK-LIKE SETTING" CADBORO BAY

Here is the perfect home for retired people who like the best. This six-room bungalow has attractive living room with fireplace, dining room, attractive modern kitchen, two bedrooms and den, or perhaps you might prefer it as three bedrooms. This is a basementless home, built high on the hill, full of charm and all conveniences. Full price $15,000
Please dial MRS. WELLINGS, EV 5-6741, res. GR 7-2769.

"MT. TOLMIE AREA"

Older 4-bedroom house for $13,950. Terms. Phone CLARE VERBEEK EV 5-6741 or GR 9-5460.

"TODAY'S SPECIAL" OAK BAY DUPLEX

Here is an opportunity to obtain a home plus income, or a worthwhile investment. One suite contains living room with fireplace, dining room, 3 bedrooms, kitchen wired and 4-pce bathroom. Other suite for owner, or could be rented, has a living room with fireplace, 2 bedrooms, cabinet kitchen wired and bathroom. Illness forces sale with reasonable down payment of $3,000. All rooms are large.
Asking only $12,000
So make an appointment by calling JOHN A. VIDLER anytime at EV 5-6741.

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"OAK BAY SOUTH"

This delightful 3-BEDROOM family home has a 25'x13' living room and fireplace, 12'x12' dining room, elec kit with separate breakfast nook. Drive-in garage. Grounds fully landscaped. Close to schools, shops, bus, etc. Quiet street. Full price $12,750
Phone S. SPAVEN EV 5-6741 or EV 4-7013.

"DOUBLE FAMILY HOME"

If you have a double family problem, contact MARY FRASER who has an excellent home, of above average quality in this type. My client will sell or trade for a 2-bedroom home. Down payment $2,500, full price $11,950
Excellent terms. Call MARY FRASER now EV 5-6741 or EV 5-4335.

"NAVAL OFFICER GOING EAST"
Priced to Sell Quickly
EXCEPTIONAL PRICE AND TERMS
FULL PRICE $11,200

Your opportunity to buy this spotlessly clean, well located 2-bedroom stucco home.
1. Large living room with fireplace and beautiful hardwood floors.
2. Separate dining room.
3. Cabinet electric kitchen.
4. 2 spacious bedrooms.
5. Oil-O-Matic furnace.
6. Drive-in garage.
7. Large corner lot.
8. 4-piece bathroom.
9. Large floor area.
10. Close to all conveniences.

Act quickly as this will not last. Only $2,000 down and priced below market value to accommodate quick sale. Phone C. L. (BUZZ) FRASER immediately to see this once-in-a-lifetime buy EV 5-6741 or EV 5-4335 and be first to see this one.

"2 BEDROOMS 1 YEAR OLD"

This lovely home near Shelbourne and Cedar Hill Crossroad has large living room, Roman tile brick fireplace, mahogany cabinet electric kitchen, oak floors. Esso automatic oil heat, full basement, carport, and can be yours for only $11,000
with a low down payment. Call AKSEL PETERSEN, EV 5-6741 or EV 4-6571.

"$990 DOWN"

Five-year old gleaming white stucco bungalow, 18x18 living room with brick fireplace and panoramic views over Portage Inlet. 9x9 dining room, 2 good bedrooms, oak floors, modern electric cabinet kitchen, utility, attached garage with up and over aluminum doors. This is a very attractive home. The Oil-O-Matic perimeter heating is economical. Taxes are only $78 a year and down payment $990. Full price $10,990
Call ERIC A. MACFADYEN, EV 5-6741.

"HIGH QUADRA" THREE BEDROOMS

A very comfortable good-looking 3-bedroom home in immaculate condition. Large living room and large cabinet kitchen. Extra room in basement. A pleasure to show. Full price $10,500
$2,500 down
Phone HARRY HORSON, EV 5-6141 anytime.

"OAK BAY"

Situated on a quiet street of new homes this one-year-old home has everything. Large living room, dining room, exceptionally nice kitchen, 3 bedrooms, use one for a den if you require, only 2 bedrooms. Full basement, roughed in rumpus with fireplace, roughed in plumbing. Please call VERA PIPES, EV 5-6741 or GR 7-3532.

"NEW HOUSE EXCEPTION"

High location, large 3-bedrms, exceptionally large living room, mirror finished oak floors throughout. Drive-in garage in high basement. O-O-M heating. Only $3,500 down and rent low monthly payments. Possession immediately, absolutely new. For more information call STAN ROZYLO. Phone EV 5-6741 or EV 4-6104 anytime.

"DUPLEX" "SIDE-BY-SIDE"

Modern two self-contained units, sep. entrances, baths, meters, garages, etc. rented at $60 each. Each suite comprises kitchen, bath, 2 bedrooms, fireplace. For a home or rental investment you can't beat this. Terms $10,500
I. G. PATRICK EV 5-6741, res. EV 3-9043.

"MOTHER-IN-LAW PROBLEM?"

Spacious stucco home in James Bay with "cutest mother-in-law suite upstairs." Full basement, hot water heating. Full price $9950
See this today with MRS. BACON, phone EV 5-6741 or EV 4-0237.

"OAK BAY"

Special. Just listed; modern 4-room bsmt. bungalow on Uplands slope. In top condition and priced right for quick sale $9750
For particulars call I. G. PATRICK EV 5-6741 or EV 3-9043.

"OAK BAY,— $2000 DOWN"

Large, older home. "Needs redecorating." Hampshire Rd. Big living room, kitchen, den and bath down. 4 bedrooms and bath up. Auto stoker, full basement. A duplex opportunity $9900
TED CHARTRES, EV 5-6741 or EV 5-5508.

"TREES, SHRUBBERY FLOWERS"

Yes, it's hard to find a home with that kind of a setting—semi-secluded is the word. That is just the reason why it is imperative that you act at once. Owner transferred, and so this 12-year-old stucco home will be sold to YOU if you are the lucky couple that sees it first. You just can't help yourself—not at $8950
DON or CHARLOTTE BACON EV 5-6741 or EV 4-0237.

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD, EV 5-6741

"FABULOUS PRICE"

In the centre of Colwood business district—2-bedroom home for you and rent out self-contained business front. Sell in 5 years for a fabulous price. Now $1,000 down, $65 per month. Have foresight—be sure to ask for TOM GIBBS, EV 5-6741. Res. EV 2-7468.

"VENDOR MUST MOVE"

Your opportunity to make offers on stuccoed 3-bedroom home with drive-in garage. Oil converted, clean and bright inside. Close to schools, stores and parks. $8950 Price
This is IT for someone. Be sure to ask for TOM GIBBS, EV 5-6741. Res. EV 2-7468.

"BE A LANDLORD!"

For a modest $1,000 cash (or less) own this revenue home and live "RENT FREE". 3 light housekeeping units, each with a bed-sitting room and kitchen plus a 4-room suite for the owner. A good chance for investment, only $8800
Call G. SERIGHT, EV 5-6741 anytime.

"SPIC AND SPAN"

Older 2-bedroom home close to everything. See it. Down payment $1,500. $8500 Full price
MRS. CLARE VERBEEK EV 5-6741 or GR 9-5460.

"UPLANDS"

I have several good Uplands homes. Let me find you the one to suit you. V. PIPES, EV 5-6741 or GR 7-3532.

"HENRY BITTERMAN"

Wishes to present these buys to you:

"SNAP SALE"

One well-equipped, clean cafe. Urgent sale. $2,000 or $5,500 cash.

"$1500 DOWN"

3 bedrooms—large lot, radiator HW heat, wall-to-wall carpeting, Gordon Head-Shelbourne area. Lovely buy.

"OAK BAY SOUTH"

Fine 3-bedroom home, full basement. Nice neighborhood of course. $3,000 down will handle, approx. $105 per month.

"$11,500 HOME"

Now selling for $10,500. 2 bedrooms, O-O-M heat. Fairly close in, on main bus route, etc. Please phone H. BITTERMAN, EV 5-6741.

"GARDENER'S SPECIAL"

Cute two-bedroom bungalow close to bus. New O-O-M furnace, plumbing and wiring. Large lot with fruit trees and a small greenhouse. Price is only $8300
for this comfortable home. Call P. MURPHY, EV 5-6741 or EV 5-6984.

"YOUR TERMS"

You will be pleased with the realistic price on this good 6-bedroom home. Ideal revenue possibilities for very little expense. Has extra plumbing and is clean throughout. Only $8250
Full price
Call E. VESTRUP, EV 5-6741 right away.

"THEY SAID IT COULDN'T BE DONE"

They said "It is impossible to find a modern 3-bedroom home. Close to city centre, in the low price bracket." They said "You find Oil-O-Matic heat, fireplace and wall-to-wall carpets in more expensive homes." They said a 4½% mortgage was out of the question today. I have a home to prove "it can be done." A lovely seven-year-old home in excellent condition. All these advantages at the unbelievable price $7950
To view call MAURICE N. SMITH anytime, EV 5-6741.

"LANGFORD LAKE"

Near the RUSTIC BEAUTY of "Goldstream Park" and the placid shores of Langford Lake. BUS SERVICE by the property, stores and school close at hand. Semi-rural living can be yours in this smart 5-ROOM bungalow for only $7,750. Only $1,500 DOWN or your near offer. Condition excellent. Full price only $7750
Call SUZANNE HOBSON, EV 5-6741 anytime.

"LANGFORD" $1200 CASH

White stucco bungalow only 10 years old, 1,000 sq. ft. 2 or 3 bedrooms. Spacious kitchen wired for range, utility with laundry tubs. Extra large lot close to school, bus and stores. What more do you want for only $7200
See this buy today with DON BACON, EV 5-6741.

"A $7000 PRESENT" FOR A SIDNEY BRIDE

Would you like A HOME OF YOUR OWN for a wedding gift? Please have your mother, dad or fiance call me for details of how I can make this dream come true on a lease-purchase basis. JIM GOLBY, EV 5-6741 anytime.

"$1000 DOWN"

Older 6-room home (3 bedrms) large living and dining room, oak and fir flooring. Cabinet electric kitchen plus utility room. Easily duplexed. Good Duroid roof and asbestos siding. Close to schools, shops and sea. Full price $7000
Ph. E. VESTRUP at EV 5-6741 and see this today.

"INVESTMENT"

Here is a 4-room bungalow that should produce $65 monthly rent. Good kitchen range included at low BARGAIN price $4850
This is better than excellent so call MRS. TURNER NOW at EV 5-6741. Terms available.

"NEW—NEW"

2 bedrooms and full basement. Full price $9,950. Down payment $2,500.
MRS. CLARE VERBEEK EV 5-6741 or GR 9-5460.

"TREMENDOUS VIEW"

1 acre lot high location, used to be a bulb farm. Just $1,200
Call DORIS ADAMS EV 5-6741 or GR 8-3294.

P. R. BROWN
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

WHY GO OVERBOARD INTO DEBT
When you can buy this
2-BEDROOM HOME
FULL BASEMENT
NEW FURNACE
NEW WIRING
CLOSE TO SCHOOLS, BUSES, STORES.
3874 ROWLAND AVE.
PRICE $6,300 — $2,000 DOWN

OPEN HOUSE
MON, MAR 16, 5-7 PM
Wallace J. Malcolm, EV 5-3435, Res. EV 2-4334

SEA VIEW

Unobstructed, high sea view at Gordon Head. This immaculate, 3-bedrm home is only 10 mos old, with beautiful landscaped grounds. The owners are moving back to Vancouver, and say "Sell!" The LR is 13x17.6, Roman tile fireplace with raised hearth; DR, 13x8, lge elec kitchen plumbed for auto washer; high FC bsmt, roughed-in rumpus rm, floors and walls all painted, O-O-M heating unit. This is indeed a fine home, with a magnificent open view and secluded rear lawn. Going at the FULL PRICE of ONLY $19,200
Terms may be arranged. Please phone Ross Weber, EV 5-5433, or A. Marion, EV 2-0697; office, EV 5-3435.

A FAMILY DELIGHT

Ideal family home, comprises 3 bedrms, LR 13x18 with FP, DR 9x8, elec cab kit with nook, 4-pc bath; oak floors throughout; full high bsmt contains rec room and 2-pc plumbing, O-O-M heating; domestic hW electric; fully insulated; on sewer, carport, smart stucco exterior and Duroid roof. Lot size 63x170. This property is well landscaped and is in very good condition.
FULL PRICE $15,700
For further particulars and terms, phone A. Marion, EV 5-3435; res., EV 2-0697.

GORGE RD.
EXCELLENT VIEW
Vacant Possession
3 BEDRM BUNG
BSMT OIL HEAT

Lovely modern stucco bungalow, only 10 yrs old; approx. 1,400 sq ft. Unobstructed views, use of Gorge Water frontage. Picture windows in 28x15 LR, fireplace, combined DR, through-hall plan, HW floors, coved ceilings, stucco plaster, cab kit. Wired, also gas elec HW unit, unfinished rumpus room, FP, in bsmt; tubs, auto oil heating. Attached garage. Excellent value FULL PRICE $13,800
Full particulars, terms, financing, etc., please call Mr. Houston at EV 5-3435, res. EV 5-6476.
EXCLUSIVE

5½% NHA LANDSCAPED 3 BEDRMS

Good view from this Lake Hill location. Blacktop drive, lawns, fruit trees and rockery. Through hall, oak floors in the 6 large rooms. Well-built 4-yr-old home. High basement with garage. Save yourself hard work and expense here, garden is ready. ONLY $12,600
Payments of 169 per month include taxes. Phone Ross Hartnell at EV 5-3435, res. EV 2-9672.

EXCLUSIVE 426 DAVIDA

Price reduced for quick sale. Open to offers on down payment. Immaculate 2-bedrm, no bsmt, white cedar siding bungalow. Fully insulated. Lge cab elec kit, utility rm with laundry tubs. Separate garage. Asphalt driveway. Nicely kept grounds with numerous rose bushes, etc. FULL PRICE NOW ONLY $7500
For further particulars, please phone Ross Weber, EV 5-5433, or A. Marion, EV 2-0697, or office, EV 5-3435.

$40 PER MO AT 6% EXCEPTIONAL BUY

Two 3-room suites, each has sep entrance, and bathroom, oil range and circulating heaters included. Low taxes. Good district in Esquimalt. $1,900 down.
FULL PRICE $6900
For further information phone P. Scherbaum at EV 5-3435; res. EV 2-8301.

EXCLUSIVE
2525 Scott St.
MUST BE SOLD

Four bedrooms, living room, dining room and kitchen, full basement; separate garage. Suitable for conversion, could be a real money maker. Please see this without delay. Only $1,350 down, balance at $70 per month. Price $7850
Phone R. E. Hills, EV 5-3435; res., EV 3-6918

$1000 DOWN LIVE RENT FREE

Three suites, James Bay; large rooms each, sep entrance, 3 sep gas meters; potential revenue $120; one block from sea. Price just reduced to $7500
For further information call F. Scherbaum at EV 5-3435, or res., EV 2-8301.

1 YEAR OLD $2500 DOWN

Smart 2-bedroom bungalow with attached garage in the fast-growing Howroyd Subdivision. 2 blks from new school and close to coming shopping centre. HW floors throughout, lge living room, dining area, cab kitchen, utility, pkge oil heating. Reasonable taxes. $2,500 down. Bal at $80 per mo. To view call Mr. Clements, EV 5-3435 or EV 4-5487.

VICTORIA WEST
412 RAYNOR AVE.

Comfortable little home of 4 rooms no steps, suitable for retired couple. Close to bus and shopping, some terms. FULL PRICE $4290
Please phone A. M. Millar for further particulars, EV 5-3435, res. GR 7-1027.

NEWSTEAD
REALTY LTD
766 Fort Street EV 2-8117

$1500 DOWN
OIL HEAT

Comfortable two (plus) bedroom home with living room, dining room, cab kitchen, full basement, on quiet street. Low taxes. Good terms. Full price $6900
Please ring Ted Kergin to view. EV 2-8117, eves. EV 4-1582.

LOW DOWN PAYMENT

Spacious 3-year-old bungalow with large L-shaped living-dining room, 2 bedrooms, lovely bright kitchen, oak floors throughout. Automatic oil heat. On large landscaped lot $11,950
With very good terms.
Ask for Mrs. Browne, EV 2-8117 or EV 5-6324.

TAYLOR SPITTAL
821 FORT STREET EV 4-9308
YOUR PROTECTION IS OUR PROFESSION

DEAR SIR
HAVE YOU THOUGHT OF OWNING A NEW HOME AND SAID TO YOURSELF "I CAN'T AFFORD IT?"

IF SO YOU ARE WRONG

NHA HAS MADE IT POSSIBLE

WE HAVE INCREASED THE PERCENTAGES BY THE INTRODUCTION OF OUR "OWNER-PARTICIPATION PLAN"
YOU CAN ACTUALLY EARN HUNDREDS OF DOLLARS BY UTILIZING YOUR SPARE TIME ON YOUR OWN BEHALF TO HELP YOU WITH YOUR INITIAL FINANCING (NO SKILL NEEDED).

FREE PLANS

We can show you a finished home now, the same as the one you can move into in three months' time. For further information please call EV 4-9755 anytime and ask for Roy Green or Mr. Stephens.

$500 DOWN

5-room home, no basement, newly overhauled. Good value. Only $6000

$750 DOWN

3-room home, no basement, newly redecorated. Very good value $6350

$1000 DOWN

5-room home, basement. Good value $6200

$1000 DOWN

New. Move in immediately. 5 rooms and basement. Oil heat. Very good value at $13,750

$1250 DOWN

Is all that is needed. Buy this lot and let us build you your home. Free plans and advice.

$1500 DOWN

6-room home and valuable piece of real estate near Panders on Blanshard, zoned for commercial purposes, for only $12,500

$2000 DOWN

8-room house near Vic High. Full basement. Separate garage. Good value at $11,000

$2500 DOWN

High Quadra area. Large 6-roomed home. Full basement. Oil heat. Large lot. Good value at $11,500

$3000 DOWN

New, 1,400 sq ft of living area. Close in. Very good value at asking price of $15,950

$3500 DOWN

Esquimalt. 4 to choose from. Priced at $9,450 to $14,500.

For any information on the above ads—Phone S. Stephens or Roy Green at EV 4-9755 anytime.

CITY $500 DOWN

Older-type family home close in, for $500 down and payments only $60 per month. Consists of 3 bedrooms, dining room, living room and large kitchen. Full price $4800
Call Glen Robertson, EV 4-9308, EV 4-0833

EXCLUSIVE
HILLSIDE

Large 3-bedroom home in nice location. Large cabinet kitchen. Full cement basement. A good solid family home, over 1,200 sq ft of living space. Terms, offers. Full price $8000
Call Bert Ralph EV 3-8944, EV 4-9308

DUPLEX OAK BAY

Illness forces sale of this duplex in one of the better Oak Bay areas. If you are looking for a place to live and income besides, don't pass this one up. Full price $12,000 (with terms)
To view call Glen Robertson EV 4-9308 EV 4-0833

COUNTRY LIVING

5 Acres of Land

With a lovely 5-room home, well off the road, living room with fireplace 2 bedrooms, kitchen, utility and 2 garages. A fully modern home, could be developed for chickens or berries. Full Price $13 850

New in Sidney

4-room modern home in Sidney, large living room with fireplace, 2 bedrooms, kitchen and dining room combined, electric heat in bathroom. Choose your own stucco. $7500

RAMSAY REALTY
2428 Beacon Ave. GR 5-2622
"Across from the Post Office"

ERIN GO BRAGH
BUT DON'T ERR AND GO BUY
Until you have looked at some of the
GOOD BUYS WE HAVE LISTED
We have several two to four-bedroom homes listed for sale. You really should see some of these—they are modern as tomorrow, and can be purchased at Northwestern Securities of Victoria Ltd.
GOOD PRICES
DIAL
MRS. ISABELL WELLINGS
EV 5-6741, Res. GR 7-2769.
Northwestern Securities of Victoria Ltd.

WHITTOME'S
Established 1898

NHA $2163 DOWN 3 BEDRMS.

Compare before you buy. Smart 6 rm bungalow. Through hall, open arch and black wrought iron work to spacious living room; open fireplace offset by wall of mahogany; natural mahogany kitchen cabinets, bar and hanging cabinets separating dining area; three bedrooms, good-size closets; full basement, Oil-O-Matic heat, drive-in garage. Mt. Tolmie district with good bus, schools and stores. Full price $13,750
Mr. Drew, EV 2-4255 anytime; res. EV 3-4980.

BUNGALOW WITH BSMNT SUITE

Owner leaving city and wants quick sale. This home is immaculate inside and out. Conveniently located near the Jubilee Hospital, close to bus, shops and schools. Features 5 well planned rooms, thru hall, auto oil HOT WATER HEATING. 11 yrs. old. Basement suite is plastered and own plumbing. Grounds are nicely landscaped, in lawn, shrubs, fruit trees. Your chance to obtain a nice home plus added revenue. Full price only $13,950
Can be handled with low down payment and low monthly payments. Phone now to see this one. Mr. Bryan, EV 2-4255 anytime. Res. EV 4-4771.

ROOM TO BREATHE

If you want space and seclusion I would suggest you see this semi-Tudor style family home. Lovely landscaping, all sorts of shrubs, flowers, etc., fruit trees. The home is in first class condition inside and out. Large living room with fireplace, dining room (family size), modern electric cab. kitchen, two bedrooms down, two up. Full bsmt, drive-in garage. $13,600
Priced at only $3,500 down. Details phone L. A. Squires, EV 2-4255 anytime, res. EV 2-2269.

ESQUIMALT NR. GORGE VALE GOLF COURSE

Owner transferred is the only reason this spotlessly kept home is on the market. In high, treed, quiet area with view from large sunny living room. Bright spotless kitchen, with dining area overlooking well kept lawn. 2 large bedrooms. Package oil heat. Drive-in garage. This home is CLEAR TITLE. Owner would like $4,500 down and will carry balance.
Asking $11,000
Vivienne Appleyard, EV 2-4255 anytime.

WILLOWS HOMES ARE SCARCE

And for a good reason! EVERYBODY WANTS TO BE NEAR THE PARK, BEACH, and the SCHOOLS! If you need a compact, comfortable FAMILY HOME in this sought-after district, see this stucco house at once! Featuring auto oil HOT WATER heat, electric cabinet kitchen, pleasant living room and family dining room, 2 bedrooms and 4-pce tiled bath downstairs, plus two extra bedrooms upstairs. Full bsmt, and the garden is semi-secluded. Can be almost immediate possession. Asking $14,500
ALL OFFERS ON PRICE AND TERMS WELCOME! HURRY! Call B. Travers-Smith, EV 2-4255 anytime or EV 5-6653 eves and weekend.

$1000 DOWN $75 MONTHLY

1. Older type reconditioned family home (3 or 4 bedrms) full basement, dandy location. Cab kitchen (large) wired for range. Shelbourne-Mt. Tolmie area. All conveniences, newly decorated and painted in and out $9000
2. 9-yr-young, no basement bungalow, 4½ rooms, oil range included. Very good separate garage and workshop. Hentilator fireplace. Completely redecorated $7500
Both of these properties have a clear title and you deal on an agreement for sale. Move right in, vacant and waiting for you. Guy Meuffels, EV 2-4255 anytime. Res. EV 2-7829.

OAK BAY MUST SELL

This stucco bungalow, only ONE YEAR OLD, has 1,215 square feet, comprising 3 roomy bedrooms, attractive living room and separate dining room. Owner transferred, so for quick sale the price is only $14,950
Try YOUR down payment! Call B. Travers-Smith, EV 2-4255 anytime or EV 5-6653, eves and weekend.

SUPERB IN EVERY DETAIL

This home of homes is located in the city's finest residential area. The gracious living room with unobstructed view has Swedish fireplace, guest dining room, glass sliding doors leading to patio; ultra modern mahogany kitchen with bright breakfast area. Large utility off kitchen. Spacious master bedroom, with powder room; second bedroom tastefully decorated, third finished in knotty pine. 5-pce colored bath with vanity. Open stairs leading to 600 sq ft rumpus room with VIEW. Extra plumbing. Full cement basement with ample workshop area. Truly a SUPERIOR home for professional man or executive. Price $31,000
To view please call Mrs. Ruth Squires, EV 3-4255, anytime, or Res. EV 2-2269.

J. H. WHITTOME & CO. LTD.
1218 Broad Street — EV 2-4255
anytime
Member Multiple Listing Bureau.

HAYNES
Long - Low - Attractive

The rambling ranch type bungalow with breezeway and attached garage and white stucco exterior. Entrance hall leads to living room on one side and into the knotty cedar den on the other. A smart modern dining room with French doors to outside patio. A spacious modern kitchen with plenty of storage and space with built-in electric range and automatic washer. A separate hall leads into two twin-size bedrooms with smart bathroom between. Basement with working space and containing the automatic oil heating plant. All windows equipped with Venetian blinds. Situated on a half acre lot partly landscaped and part natural growth trees. Floor area of house is approximately 1,350 sq. feet without breezeway and garage, and is eight years old. Quiet location near Cedar Hill Crossroad. Some shrewd buyer will see the value in this nice home by comparison with others and present-day building costs. Asking price $16,500
Please ask for W. Jones EV 3-8303 evenings.

ARTHUR E. HAYNES
739 Fort St. EV 3-3823

LOW PRICED HOMES
SMALL DOWN PAYMENTS

1—ESQUIMALT. $5,900. Down $500 (5 Rooms)
2—SAANICH. $5,800. Down $1200 (4 Rooms)
3—James Bay. $6,500. Down $1000 (4 Rooms)
4—COLWOOD. $7,500. Down $1000 (5 Rooms)

CALL MR. BAIRD, EV 2-4312; EVES. EV 4-0483
DICKIE & CO. REALTY
833 FORT STREET

WESTERN
HOMES LTD.
611 YATES STREET

OFFERS

Brand new 3-bedroom, full basement home, ready to move in, situated on lovely treed lot and on sewer. Close to schools and transportation. Asking price $13,200
Your offer as to down payment and full price will be considered.
Howard Blake, EV 2-2157, Res., EV 2-6719.

FAIRFIELD

This 6-room, 3-bedroom, stucco bungalow is the ideal family home. Close to schools, shops and transportation, all rooms are large and bright. Has full basement, play room, Williams-O-Matic HW heat. Lot is landscaped, fruit trees, etc. $3,000 down, bal on easy terms. See this $11,800
Please call Roy McGillivray, EV 2-2157 or GR 9-1804.

"LANGFORD" "SUPERB LAKE" VIEW

Brand-new two-bedrom bungalow with carport. Mahogany cabinet kitchen, roomy living room with beautiful lake view. Two bedrooms all have wall-to-wall carpets. Pem bath. Large piece of property could be subdivided and two lots sold. A very choice piece of property. Clear title. Full price only $8500
Mr. Evans or Mr. Thornber, EV 2-2157. EV 5-5533, GR 9-1853.

ESQUIMALT
GORGE-TILLICUM DISTRICT

4-room modern bungalow, Oil-O-Matic heat, landscaped, drive-in garage, full high basement with extra bedroom. A real buy at $10,500
$3,000 down, balance easy. George Clark, EV 2-2157, Res EV 2-3453.

"ESQUIMALT" "3 BEDROOMS"

Must be sold. Immaculate 6-room semi-bungalow. All rooms large, living room, dining room, kitchen and dining space, 3 bedrooms, 4-pce bath, full basement, new Oil-O-Matic heating, electric hot water, drive-in garage, lovely view, high location. Beautiful lot, well landscaped, approx. 84 x160'. Low taxes. Owner moving to California. 6% mortgages, approx half cash required. Asking price $14,500
Roy Smith, EV 2-2157 or eves and weekend, GR 7-3549.

NHA
AS LOW AS
$1000 DOWN
LAKE HILL

We have been appointed exclusive agents for the Camrose Subdivision. There are 3 homes available now under construction. Buy now and choose your own colors or pick your own lot and plan. Then get a package price which includes all extras. For further details call Howard Blake, EV 2-2157 Res EV 2-6719.

$700 TO $2100

Name your own down payment on this very lovely 3-bedroom (could be 4) rancher with attached carport. Located on the 3-mile circle amongst new homes. Call now. Call N. Thornber or S. Evans, EV 2-2157, GR 9-1853, EV 5-5533.

VALUE

Yes, there is real value in this contemporary split-level rancher. Situated in Greenridge Cres. with lovely view, 2½ yrs old with 6 spacious rooms on the main level PLUS A 3-ROOM FAMILY SUITE WITH SEPARATE PLUMBING AND PRIVATE ENTRANCE ON THE LOWER LEVEL. Lot is 80x149, completely landscaped. Large cement patio, trees, shrubs, fish pools, etc. Taxes $239. Large 5% NHA mortgage. Truly value packed. Price $18,990
For appointment please call Roy McGillivray, EV 2-2157; eves GR 9-1804.

HEISTERMAN

OAK BAY EXCLUSIVE VIEW PROPERTY

One of our finer homes with unobstructed view from the large living room and den. A spacious home with extra large rumpus room with additional bedroom and bath down. May be viewed by appointment only $32,000
Mr. Hamilton, EV 3-4161; eves. GR 7-1555

REAL VALUE

This 8-year-old home has a large bright living room with fireplace, dining room, 2 bedrooms and electric kitchen on the main floor. Full high basement has a drive-in garage, large finished rumpus, laundry and furnace. On a good high lot in the city. Health reasons cause the sale so it is priced to sell, but needs substantial down payment. FULL PRICE only $10,600
Mr. Gaddes, EV 3-4161; eves. EV 5-7619

This is an exclusive with courtesy to other agents.

"HOUSE AND GARDEN" UPLANDS

A charming house that's a home. A neat garden, small. Up two steps and we enter this immaculate 5-year-old, 6-room, 3-bedroom bungalow with extras galore. All drapes in home. W-to-W broadloom in hall, living room and dining room included. A den, 4-piece bath, 2-piece bath, a dream kitchen and adjoining utility breakfast room overlooking the smart patio. New refrigerator-freezer, new automatic clock range, automatic washer, electric dryer and other extras throughout house too numerous to mention. Residence heated by oil. Accommodation for two cars. Price $35,000
C. J. Harrington (sole agent), EV 3-4161, eves. EV 3-5846

GORDON HEAD EXCLUSIVE

Must sell, owner transferred. Three-year-old, 3-bedroom ranch style, full basement with fireplace in rumpus. Oil-O-Matic, large fenced lot beside lovely trees. Large NHA 5¼% mortgage—offers and down payment will be considered $15,250
W. H. Hamilton, EV 3-4161, Eves GR 7-1555
Graham Harris, EV 3-4161 Eves GR 7-1198

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street. EV 3-4161

McCANDLESS REALTY
830 FORT ST. PHONE EV 3-6111
Real Estate and Insurance

YOUR DREAM HOME MODERN BEAUTY

Built for comfort and convenience, 4½-room stucco bung with many extras. Large living room, through hall, 2 bedrooms, elec. kitchen, dinette, oak floors, fireplace PLUS lovely finished room in full basement. Oil-O-Matic furnace unit. A spotless, well-cared-for home. Nice location, near Quadra Street, city 1½-mile circle. Some terms at $11,500
Eves. Mrs. M. Ramsdale, EV 4-5855.

HIGH QUADRA PRICE REDUCED

Owner wants quick sale of this fine family home of 2-3 bedrooms with thru hall, living room with nice fireplace, cabinet wired-for-range kitchen, and full basement with garage. A clear title property which may be bought for less than $2,000 down and easy balance $60-$65 monthly. Try offers—call TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8852.

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD, EV 5-6741

"DESIRABLE LOT"

Corner lot 105'x89.6'. Some trees. This is the only available lot in this desirable location. Priced for quick sale only $2500
Call SUE HOBSON, EV 5-6741.

"I HAVE IT"

Whatever you are looking for, I have quite a number of homes for a low down payment of $1,000 to $1,500, and the top price not exceeding $7,000, clean out and in. High location and good districts. Full and friendly assistance. Call STAN ROZYLO. No ob